



INSPECTION REPORT

## 123 Sample Street

Anytown, NC

INSPECTION DATE 8/14/2026

INSPECTED BY

**Frank Signa**  
**(704)517-9493**  
**Frank@hicarolina.com**  
**NC #3569 - SC #49055**

Home Inspection Carolina



PREPARED FOR

**Sample Client**

ADDRESS

123 Sample Street

CITY / STATE / ZIP

Anytown, NC

INSPECTION DATE

8/14/2026

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COMPLETE HOME INSPECTION REPORT

Exclusively for: Sample Client

Including: Limitations, Recommendations, Material Types, and Additional Photos

THIS REPORT IS INTENDED TO BE VIEWED IN COLOR

| DATE      | PROPERTY                        | BUYER'S AGENT | INSPECTOR                                                                                                                                                           |
|-----------|---------------------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8/14/2026 | 123 Sample Street<br>Anytown NC | Sample Agent  | Frank Signa<br>(704)517-9493<br>Frank@hicarolina.com<br>NC #3569 - SC #49055<br> |

People present at the time of inspection:

Buyer(s), Buyers Agent

Building Type:

Condo- Condo inspections consist of the interior walls and components only. Common areas, roof and exterior of the home are not part of the inspection.

Utilities Status:

All utilities on

Outside Temperature (F):

70-80 Degrees

Payment Type:

Credit Card Online

House Occupancy/Limitations:

The home was unoccupied but still furnished or partially furnished at the time of inspection. When a home is occupied with furniture, clothing, and other stored items, it can obstruct the view and access to walls, receptacle outlets, under sinks, etc. The time in which the home has been vacant is unknown.

# Inspection Report Information

Your summary section is **NOT** the entire report.

## IMPORTANT

A qualified licensed contractor who specializes in the respective fields of our findings or defects listed should be consulted to evaluate any and all findings or defects further. There may be other defects concealed and or otherwise unseen at the time of the initial inspection. Further evaluation is recommended before the close of escrow, due diligence, and or contingency period, whichever comes first.

The complete report may include additional information of great concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or an attorney.

Please understand that this is a visual inspection only. The report provided is intended only as a general guide to help you make your own evaluation of the overall condition of the home. This inspection is not intended to reflect the value of the premises nor make any representation as to the advisability of purchase.

## Home Inspection Definitions

|                       |                                                                                                                                                                                                                                                                                             |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Home Inspection       | A limited, non-invasive visual examination of the condition of a home, designed to identify material defects in essential components of a residential dwelling.                                                                                                                             |
| Direction             | Our State requirements require us to direct our clients to consult with qualified licensed contractors for further evaluation of all defects identified within our report. It is essential that you thoroughly understand the extent of any problem before the close of escrow on the home. |
| Ancillary Services    | Services such as Mold Sampling, Radon Tests, etc., are not part of this home inspection and do not fall under state Standard of Practice guidelines. For more information visit <a href="http://homeinspectioncarolina.com/services">homeinspectioncarolina.com/services</a>                |
| Material Defects      | A specific issue with a system or component of a residential property that may have a significant, adverse impact on the property's value or pose an unreasonable risk to people.                                                                                                           |
| Standards of Practice | This inspection has been completed according to the standards of practice and code of ethics within the states of North or South Carolina. <a href="#">NC SOP</a>   <a href="#">SC SOP</a>                                                                                                  |

The following report reflects the visual conditions of the property at the time of the inspection only. The summary and main report are a list of items found to be defective, needing repair, or further evaluation. Hidden or concealed defects are not inspected and are not included in this report. No warranty is either expressed or implied. This report is not an insurance policy nor a warranty service.

The point of reference for this report is from the street looking at the front of the house.

✓ Results at a glance

21

✓ ITEMS INSPECTED

Total number in report.

9

📋 SUMMARY COMMENTS

Total number in report.

14

📷 PHOTOS

Total number in report.

🏠 I. Plumbing System

☰ Description

PLUMBING INFORMATION

Water quality or hazardous materials testing is available however is not included with this inspection unless added as an additional service. Underground piping related to water supply, waste, sprinkler, as well as drainage systems is excluded from this inspection. The presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume cannot be inspected.

The water main shut off valve, and shut off valves under sinks and behind toilets is not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this, shut off valves are not turned, tested, or operated.

The inspection does not assure that the plumbing systems of the home will meet the demands of a family when in use.

✂ Types & Descriptions: Plumbing System

|                                                                   |                                                    |                                                            |
|-------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------|
| <b>Visible Plumbing Materials:</b><br>PEX<br>PVC<br>Copper Piping | <b>Plumbing Vent Pipe Material Type(s):</b><br>PVC | <b>Water Heater Power Source:</b><br>Electric              |
| <b>Water Heater Capacity:</b><br>38 Gallons                       | <b>Water Heater Location:</b><br>Bedroom Closet    | <b>Main Water Shut Off Location:</b><br>- : Bedroom Closet |

👁 Items: Plumbing System

1.0 Plumbing Conditions/Visual Findings

📋 Further evaluation is needed.

-  The flexible drain pipe under the primary bathroom vanity needs to be replaced with solid pipe to prevent the pipe from clogging.  
Consult with a qualified licensed contractor to fully understand the extent of the repairs needed and determine if corrective actions are required.



primary vanity

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## 1.1 Water Heater Conditions/Visual Findings

-  Component was inspected and/or operated.

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## 1.2 Water Temperature Information

-  Further evaluation is needed.

-  Please Note: Water temperatures above 125 degrees can burn or scald. This is a safety hazard. The temperature needs to be adjusted to below the current setting.

**The water temperature at the time of inspection was 131 degrees.**



## II. Laundry Area

### Description

#### LAUNDRY INFORMATION

Washer and dryers are not tested at the time of inspection as this is beyond the scope of a home inspection. The 220v electric dryer hookup, if so equipped is not tested during a normal home inspection. If washer and dryers are installed in the laundry room viewing of the wall and/or inspect the washer and dryer hookups cannot be completed due to the washer and dryer blocking the wall and hookups. No claims can be made regarding the condition of the wall and hookups.

### Items: Laundry Area

#### 2.0 Laundry Area Visual Findings

 Component/item was not inspected due to limitation

#### 2.1 Laundry Area Limitations

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Unable to view the walls, flooring, and piping at the time of inspection due to the washing machine and/or dryer being installed obstructing viewing of these areas. No claims can be made to the condition of these areas at the time of inspection.

Please note: Unable to determine the outlet type due to dryer blocking access or viewing of the outlet.

III. Electrical System

Description

ELECTRICAL INFORMATION

Load-calculations are not performed to determine if the supply meets the demand. Any electrical repairs or upgrades should be made by a licensed electrical contractor. Aluminum wiring requires periodic inspection and maintenance by a licensed electrical contractor. Smoke Alarms should be installed within 15 feet of all bedroom doors and tested regularly.

Types & Descriptions: Electrical System

|                                                                                                                      |                                                                                                     |                                                  |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Panel Location(s):</b><br>The exterior of the home behind the HVAC unit(s)                                        | <b>Main Power Panel Size:</b><br>100 amp service                                                    | <b>Service Entry Conductor Type:</b><br>Aluminum |
| <b>Service Voltage:</b><br>The incoming electrical service to the structure is 120/240 volts, with circuit breakers. | <b>Branching Circuit Wiring Type:</b><br>Branching Copper Wiring with Aluminum on (220) appliances. | <b>Service Type:</b><br>Underground              |

Items: Electrical System

3.0 Electrical Visual Findings

Further evaluation is needed.

**The exterior light has a missing bulb(s) and/or a bulb that did not function when tested.** Due to the height or disassembly required the bulb could not be replaced and tested at the time of inspection.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.





 IV. HVAC System(s) Information

 Description

**HVAC System(s) Information and Limitations**

The interior AC coil(s) are not inspected as they could not be viewed at the time of inspection due to being taped sealed/closed. The fan units operated when testing (if temperature permits), but the interior was not visually observed. No claims could be made to the condition of the interior of the unit as this would require a complete invasive inspection of the unit, which is beyond the scope of a home inspection.

During this inspection, it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly.

The interior heat unit portion of the heating system(s) is difficult to view or access without disassembly, and cannot be adequately checked during a visual inspection as disassembly is required. It is recommended that the unit is serviced yearly to ensure the unit operates and functions efficiently.

The home inspector does not determine the age of the HVAC unit. If the unit(s) are older than 10 years or if the age or the age is unknown, it is highly recommended that the unit(s) have a complete invasive inspection of the entire unit by a licensed HVAC contractor. Ask the seller for disclosure on any previously required services and/or repairs that have been previously made to the unit and routine servicing. If the home is vacant or in foreclosure, a complete invasive inspection of the entire unit by a licensed HVAC contractor is strongly recommended before the closing of escrow on the home.

 Types & Descriptions: HVAC System(s) Information

**Air Conditioning Type(s):**

Packaged System(s)

**Power Source:**

Electric 220 Volt

**Heating Type(s):**

Heat Pump Unit(s)

**Fuel/Power Source(s):**

Electric

**Ducts/Air Supply Types:**

- : Unable to determine, the ducts are in the ceiling

**Access Panel(s) Removed during visual inspection?:**

No

 Items: HVAC System(s) Information

**4.0 Air Temp Drop Differential**

 Component was inspected and/or operated.

**primary unit differential** - The primary unit is producing an adequate air temperature drop. The temperature differentials when tested should be between 14 and 24 degrees. The differentials at the time of inspection were at 19 degrees.



#### 4.1 Return and Supply Air Temp

☑ Component was inspected and/or operated.

**Primary Unit :**

Main Return Air Temperature- 74 degrees.

Main Supply Air Temperature- 55 degrees.

During this inspection, it is impossible to determine the condition of the interior of the ductwork or vent systems. The interior of the ductwork or vent systems may be deteriorated, but during a visual inspection, the interior walls were not inspected as this would require disassembly. Please also Note: During the home inspection the home is not inspected for mold, mildew, or other organic growth. We are not mold inspectors and are not certified in identifying types of mold within the home.

Some types of organic growth are common and/or natural to see within the home, however, dirty ductwork and high moisture levels around the duct work this may indicate, but does not guarantee, an organic growth problem. Many factors are needed to have excessive growth within or under a home and/or within duct systems. If mold, mildew, or other organic growth is a concern have a licensed or certified fungus specialist further evaluate to determine if the type of fungus within the ductwork is dangerous and determine if removal is needed.

## V. Cooling System(s)

### Description

#### HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. If repair is needed, you may want to consider a replacement if the current AC unit was built before 2010. For more information please [click here](#).

### Items: Cooling System(s)

#### 5.0 Air Conditioner Visual Findings

 Component was inspected and/or operated.

## VI. Heating System

### Description

#### HVAC INFORMATION

Even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations made for service or further evaluation be scheduled before the close of escrow, as a licensed specialist may reveal additional defects or recommend further upgrades that could affect your evaluation of the property, as our service does not include any form or warranty or guarantee.

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### Items: Heating System

#### 6.0 Heating Component Visual Findings

 Component/item was not inspected due to limitation

#### 6.1 Heating Unit(s) Limitations

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Unable to test the heat on the heat pump due to the exterior temperature being above 70 degrees. When the exterior temperature is above 70 degrees damage can occur to the system. There are electric heating strips that may be damaged when operating in temperatures above 70 degrees. Unable to determine if the unit is functioning properly at the time of inspection.

 VII. Interior Components

 Description

INTERIOR INFORMATION

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard, as these may be caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist.

It is recommended that smoke/carbon monoxide detector(s) be replaced after moving in the home and every five years; homes that do not have carbon monoxide detectors already installed should have one installed on every floor for safety.

All items that are freshly painted including, but not limited to walls and ceilings cannot be fully or completely viewed to determine if water damage exists. Have the seller disclose any recent repairs or painting to determine if any damage has been hidden or concealed before the close of escrow on the home.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

 Types & Descriptions: Interior Components

Smoke Detectors:

Wired

Carbon Monoxide

Detector(s):

Plug In Type

Fireplace Location(s):

Living Room

Fireplace Type(s):

Wood Burning

Wall Structure Type(s):

Not Accessible

Ceiling Structure Type(s):

Not Accessible

Flooring Structure Type(s):

Not Accessible

 Items: Interior Components

7.0 Interior Component Conditions/Visual Findings

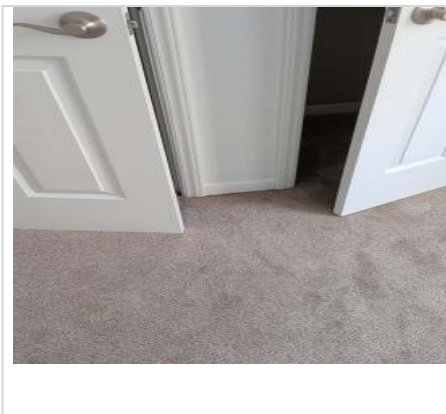
 Further evaluation is needed.

-  (1) The following items(s) need repair or replacement to prevent continual damage. Please consult with a qualified licensed contractor to evaluate the following areas of concern and make any additional repairs as deemed necessary during their evaluation.
- a. The smoke detectors need to be replaced due to the age of the detectors to ensure that the smoke detectors function properly.
  - b. Smoke detectors need to be installed in the bedrooms in accordance with today's standards for safety.



-  (2) The rear bedroom closet doors rubbed at the frame/flooring and need adjustment and/or repair for the door(s) to open and close properly without rubbing it will cause damage to the doors and carpet.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



## 7.1 Fireplace/Firebox/Gas Log Conditions/Visual Findings

 Component was inspected and/or operated.

## 7.2 Window Visual Findings

 Further evaluation is needed.

-  (1) **The following window(s) have a bad reverse tension spring(s) or weights.** This prevents the window from staying up when opening. If the spring or rope is bad, the window will slide back down when operating. Corrections and/or repairs are needed so the windows will stay up or function properly: rear bedroom, dining area

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



rear bedroom



dining area



(2) **The dining area window and/or sash was found to have a bad or broken thermal seal.** When a bad or broken thermal seal is found, it is possible there may be more that cannot be found at the time of inspection. Because of this it is recommended that all windows be evaluated to prevent heating and air loss.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



dining area

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## 7.3 Windows Additional Limitations



Unable to test the living rooms windows due to the furniture blocking the windows preventing access or operation at the time of inspection.



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When one window is found to have a broken thermal seal, others may be in need of repair or replacement that are not listed below or within the report. Because of this, It is recommended that all windows be cleaned and further evaluated by the qualified licensed contractor or certified professional to determine if any additional windows are in need of replacement before the close of escrow. Any additional windows that are found to have a broken or bad thermal seal should also be repaired and/or replaced at that time by the qualified licensed contractor or certified professional that was recommended to further evaluate. The window at this point has lost its argon gas thus reduces the original R-Value of the window. All windows are located as if looking from the inside out toward the road or yard. -Overcast days, dirty windows, and/or rain can obstruct the view of the window or make it difficult to identify a bad thermal seal. The thermal window seal is the gasket that prevents fogging and moisture from entering in between the interior of the window panes.

## VIII. Bathrooms

### Description

#### BATHROOM INFORMATION

Tub and bathroom sink overflows are not tested at the time of inspection. Inspectors are unable to determine if the overflow is connected properly in the wall at the time of inspection. If the overflow line is not connected properly testing them can cause damage to the property. Also, the shutoff valves under sinks are not tested. By turning the valves it may cause them to leak causing damage to the property. Because of this shutoff valves are not turned, tested, or operated.

### Types & Descriptions: Bathrooms

#### Ventilation Types:

Electric power exhaust vent is installed in all bathrooms

### Items: Bathrooms

#### 8.0 Primary Bathroom Visual Findings

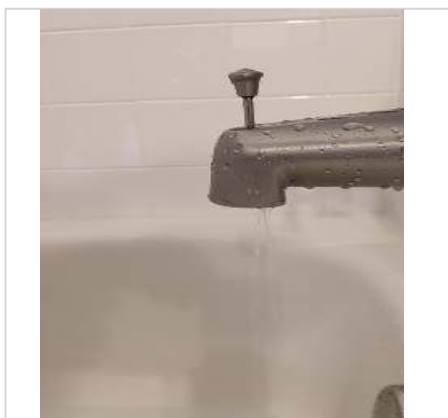
 Component was inspected and/or operated.

#### 8.1 Hall Bathroom Visual Findings

 Further evaluation is needed.

 **The shower diverter is not functioning properly and needs repair/replacement.** The diverter still allows water to flow out at the tub faucet when switching to the showerhead. Corrections and repairs are needed.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.





## IX. Kitchen-Appliances

### Description

#### KITCHEN INFORMATION

The kitchen appliances are tested for basic functionality and cannot be evaluated for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, non-built in or non-secured microwave(s), instant hot water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items are considered outside the scope of the inspection. Appliances are not moved during the inspection as they may cause damage. Portable dishwashers are not inspected, as they require a connection to facilitate testing.

When building components have surface discolorations and decay typical of fungal growths, such as mold, mildew, and wood destroying fungi, the home inspection focuses only on moisture concerns and evidence of wood damage. Health issues related to the presence of mold are beyond the scope of the home inspection. If the client has concerns beyond the scope of the home inspection, a certified professional such as an industrial hygienist should be consulted prior to purchasing the home.

### Items: Kitchen-Appliances

#### 9.0 Kitchen Components Visual Findings

 Component was inspected and/or operated.

#### 9.1 Kitchen Appliance Visual Findings

 Further evaluation is needed.



**The hot and cold are reversed at the kitchen faucet.** When pulling the faucet handle towards you, the water should be cold. This is needed due to a small child turning on the water; their initial reaction is to pull the faucet handle forward.

Consult with a qualified licensed contractor to evaluate the area(s) of concern and make any additional repairs as deemed necessary during their evaluation.



## Thank You for Choosing HIC

We hope your experience with HIC exceeded your expectations. Your report reflects our commitment to thoroughness and accuracy, and we want to make sure you feel completely confident in every finding before you move forward.

If anything in this report raises questions, we're always just a phone call away. Reach out directly to your inspector or our office at **704-542-6575** and we'll walk you through it.

It was our pleasure serving you.

Sincerely,



Frank Signa

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